



22 Cleveland Flats, Fairview Road, Salisbury, Wiltshire, SP1 1JY

Guide Price £170,000 Leasehold

First floor flat in modern block with balcony and vacant possession.

Directions

From our office in Castle Street proceed away from the city centre and at the roundabout turn right onto the ring road. At St Mark's roundabout take the third exit forwards into Wain-a-long Road before taking the first right hand turn into Manor Road. Take the first left into Fairview Road and proceed towards the end of this one-way street and Cleveland Flats can be found on the left hand side.

Description

The property is a purpose built first floor flat situated in a popular residential suburb. The accommodation comprises a communal entrance hall serving all floors which also leads to the communal gardens to the rear of the block. There is a private entrance hallway which leads to all the rooms. There is a sitting/dining room with door leading to a balcony. There is a kitchen, a bathroom with a white suite and two good size bedrooms, both with built in wardrobes. Further benefits include gas central heating and PVCu double glazing. Within the complex there is also a communal garden area and washing line for residents use only and there is an on-site caretaker. This property would make an ideal purchase for a first time buyer or those seeking property for investment purposes.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance Hall

Cupboard housing electric fusebox and meters, doors to all rooms.

Sitting/Dining Room

Window and door to front balcony area, TV point.

Kitchen

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to rear, integrated electric oven with four ring hob and extractor over, cupboard housing Worcester gas fired boiler, space/plumbing for washing machine, space for dishwasher, space for fridge/freezer.

Bedroom One

Built-in double wardrobe with cupboards over.

Bedroom Two

Fitted wardrobes and cupboards.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer shower taps, part tiled walls, extractor fan.

Outside

There are areas of communal garden and drying areas. There is on-street permit parking in the vicinity.

Tenure

Held on a 999 year lease with approximately 956 years remaining. The service charge and ground rent amount to approximately £70 per month including a sinking fund contribution and this covers the use of the caretaker who maintains the garden and communal areas, and window cleaning.

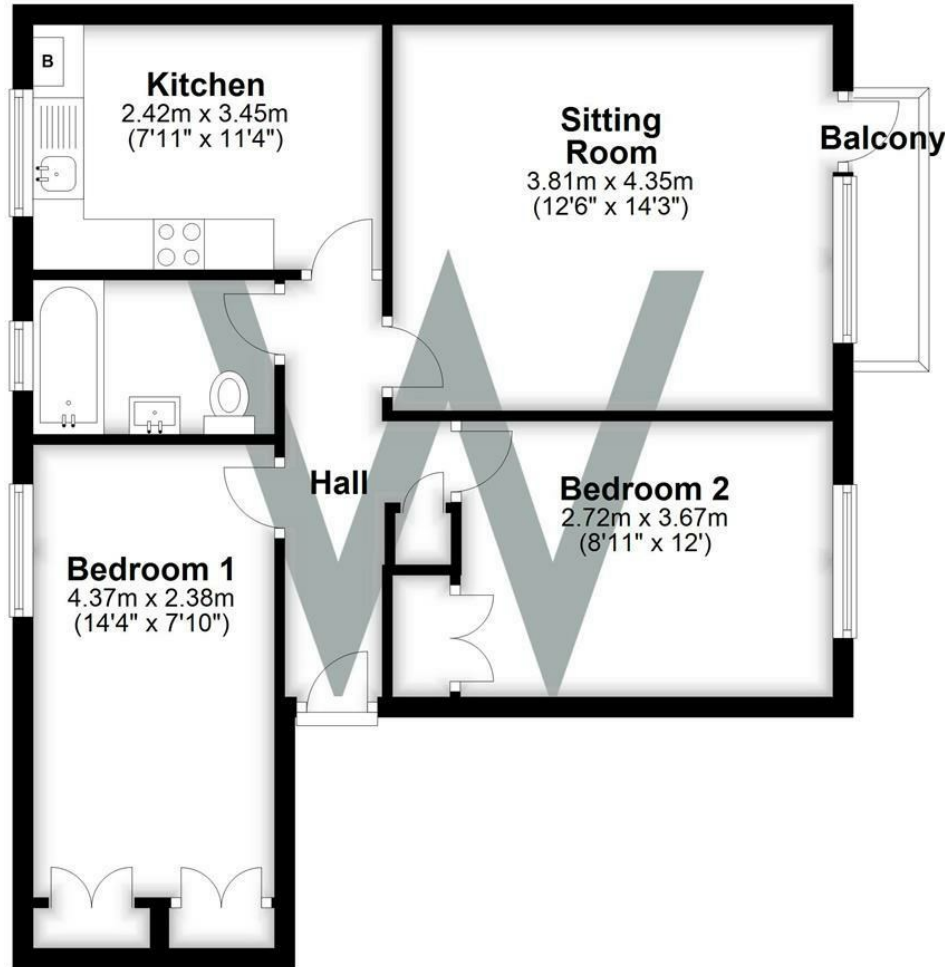
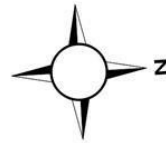
Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'B' and the payment for the year 2022/2023 payable to Wiltshire Council is £1704.74.

First Floor
 Approx. 58.3 sq. metres (627.4 sq. feet)



Total area: approx. 58.3 sq. metres (627.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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